057.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	426,000 / 426,000
					USE VALUE:	426,000 / 426,000
					ASSESSED:	426,000 / 426,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOULOPOULOS WILLIAM--TRS -
Owner 2:	TOULOPOULOS NICHOLAS S -
Street 1:	252 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1966, having primarily Brick Veneer Exterior and 5400 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 23 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	10793.000	159,500	6,200	260,300	426,000
Total Card	0.248	159,500	6,200	260,300	426,000
Total Parcel	0.248	159,500	6,200	260,300	426,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 78.89 | /Parcel: 78.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 057.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	114	FV	159,500	6200	10,793.	260,300	426,000		Year end	12/23/2021
2021	114	FV	159,500	6200	10,793.	260,300	426,000		Year End Roll	12/10/2020
2020	114	FV	119,900	6200	10,793.	520,700	646,800	646,800	Year End Roll	12/18/2019
2019	114	FV	538,800	6400	10,793.	520,700	1,065,900	1,065,900	Year End Roll	1/3/2019
2018	111	FV	538,800	6400	10,793.	349,600	894,800	894,800	Year End Roll	12/20/2017
2017	111	FV	506,900	6400	10,793.	334,700	848,000	848,000	Year End Roll	1/3/2017
2016	111	FV	506,900	6400	10,793.	305,000	818,300	818,300	Year End	1/4/2016
2015	111	FV	473,600	6700	10,793.	245,500	725,800	725,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4889

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOULOPOULOS WIL	52180-288		2/3/2009	Private	900,000	No	No		
	15574-740		5/1/1984		1	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
4/13/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
4/1/2009	Measured	201	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		10793		Sq. Ft.	Site		0	70.	0.34	11			Restric	-50					260,326						260,300	

Patriot Properties Inc.

User Acct 37873
GIS Ref
GIS Ref
Insp Date 07/19/18
!4889!

PRINT

Date	Time
12/30/21	01:18:56

LAST REV

Date	Time
03/19/20	11:41:23
mmcmakin	

USER DEFINED

Prior Id # 1:	37873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA: 0.24777 | Total SF/SM: 10793 | Parcel LUC: 114 Housing Corp | Prime NB Desc ARLINGTON | Total: 260,326 | Spl Credit | Total: 260,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	6		
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	6	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	6	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	83.72	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.94166660
Const Adj.:	1.04030001
Adj $ / SQ:	137.146
Other Features:	289392
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	979995
Depreciation:	820452
Depreciated Total:	159543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	5

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	23	BRs:	11	Baths:	6	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
5	4	2	M
1	3	1	M
Totals			
6	23	11	

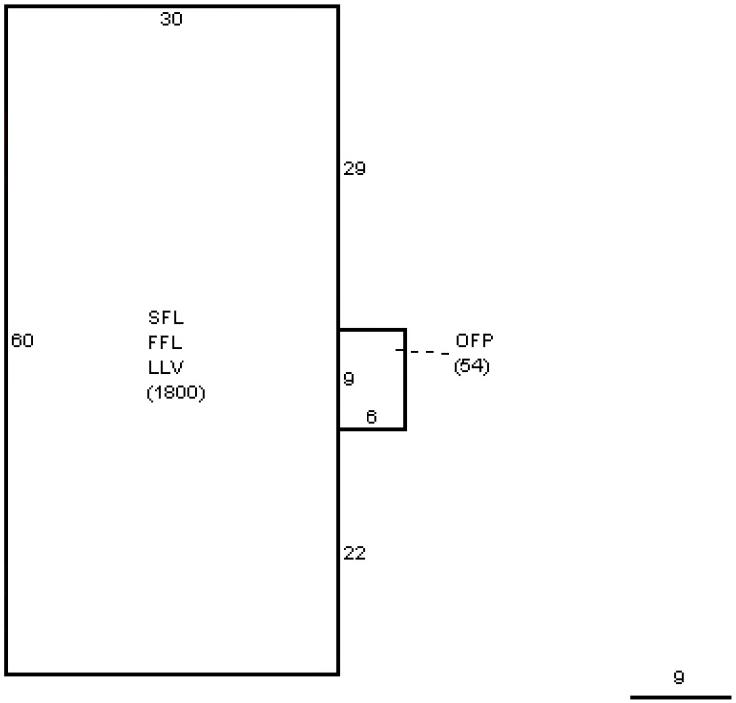
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.15
Special Features:	0	Val/Su Net:	29.24
Final Total:	159500	Val/Su SzAd	44.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,800	137.150	246,863
LLV	Lower Level	1,800	108.000	194,405
SFL	Second Floor	1,800	137.150	246,863
OFP	Open Porch	54	45.770	2,472

Net Sketched Area:	5,454	Total:	690,603
Size Ad	3600	Gross Area	5454	FinArea	5400
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2500	A	AV	1982	3.50	T	29.6	114			6,200			6,200

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200

IMAGE

AssessPro Patriot Properties, Inc